



CITY OF NEWPORT BEACH

BUILDING DEPARTMENT

3300 NEWPORT BLVD.
P.O.BOX 1768, NEWPORT BEACH, CA
(949) 644-3275

BUILDING DEPARTMENT

SHORT RESIDENTIAL PLAN CORRECTION SHEET

(Room Addition, Patio Cover)

Project Description:

Project Address:

Plan Check No.:

Date Filed:

No. Stories:

Use:

Occupancy:

Const. Type:

Architect/Engineer:

Phone:

Owner:

Phone:

Submitted Valuation:

Checked by:

Phone: (949) 644-32

Permit Valuation:

☒

1st Check

☐

2nd Check

☐

3rd Check

☐

4th Check*

***NOTE: Do not resubmit. Call plan check engineer for an in-person recheck appointment.**

WARNING: PLAN CHECK EXPIRES 180 DAYS AFTER SUBMITTAL.

THIS PLAN CHECK EXPIRES ON: _____

Approval of plans and specifications does not permit violation of any section of the Building Code or other City ordinances or State law.

- Make all corrections listed below
- Resubmit originally checked plans and indicate the location of response on this sheet
- Return this sheet with corrected plans
- For checking status of plans: call **(949) 644-3288** during business hours, or may be verified 24 hours 7 days a week via the Internet
at: www.city.newport-beach.ca.us/building/ or interactive voice response at **(949) 644-3255**
- For clarifications on corrections, you may call the Plan Check Engineer or schedule an appointment.
- Code used: 2007 CBC
- When new information is provided after plan check due to corrections or otherwise, additional plan review time may be necessary upon resubmittal. Review of new information may result in additional corrections.

GENERAL

1. Approval is required from:
 - Building Department
 - Planning Department
 - Public Works Department

2. Provide fully dimensioned plot plan to scale. Show lot size, street, alley, easements, parking spaces, division walls, all projections, and location of all buildings.
3. Show job address, preparer's name and address and owner's name on plans. Plan preparer must sign all sheets of the plans.
4. Show exact square footage of all structures (existing & proposed).
5. Valuation has been increased to: \$_____, additional plan check fees due.
6. Provide ____set(s) of structural calculations for _____

CONSTRUCTION

7. Roof addition or repair less than 10% of existing roof shall be of equal to or greater than the existing roof classification and not less than a Class C roof covering.
8. Roof additions or repairs exceeding 10% and less than 50% of existing roof area shall be not less than the existing roofing Class, or Class B (or better) roof covering. (Class A within Special Fire Protection Area).
9. Reroofing, repair or addition exceeding 50% of roof area, entire roof shall be not less than the existing roofing Class, or Class B or better roof covering (Class A within Special Fire Protection Area).
10. Provide smoke detectors in each hallway leading to sleeping rooms, each sleeping room on top of stairway, and in each story. In new construction detectors to be hard wired with battery back up. CBC 907.2.10.1.2; 907.2.10.2
11. Show all adjacent slopes. Indicate toe and top of slopes. Bottom of footing to be set away from top and bottom of slopes per CBC Fig. 1805.3.1. (4' minimum)
12. Bracing of exterior/main interior walls shall conform to methods and locations as specified in CBC 2308.12.
13. Provide specification of all construction materials on plans (concrete, wood, steel, etc.)
14. Wood posts to be of decay resistant species or pressure treated; or supported on:
 - a. concrete piers 8" above adjacent soil. CBC 2304.11.2.2
 - b. 1" above adjacent slab and 6" above soil. CBC 2304.11.2.7
15. Dimension all bathrooms completely. Water closet recess to be 30" min. width, 24" clear in front of bowl. Provide a non-absorbent finish to a minimum height of 70" in shower areas.
16. Provide safety glazing at: _____
17. Stair to comply with CBC 1009.3; 1009.10: _____ rise, _____ run, _____ handrails.
18. Provide emergency egress from bedroom per UBC 310.4; 20" W x 24" H, 5.7 sq.ft. minimum.
19. Minimum window area 8% of the room floor area, CBC 1205.2
20. Show size and location of attic vents (Min. 1/150 of attic area). CBC 1203.2
21. Show size and location of foundation vents (1/150 of crawl space area). CBC 1203.3.1
22. Provide and show R-13 rated insulation in walls, R-30 Batt. In ceiling. R-19 in raised floor.
23. Glazing 20% of floor area plus any removed glazing $U = 0.67$ max (dual glazing) (50 sq.ft. max. for additions <100 f²).
24. Provide Mandatory Features Form (MF-1R) on plans.
25. Provide Certificate of Compliance (CF-1R) forms on plans.
26. Kitchen and bathroom to have fluorescent general lighting. Switch to be the first near the door.
27. Kitchen lighting: 50% of wattage to be high efficiency and switched separately.
28. Lighting in bathrooms, garage, laundry room, utility room: to be high efficiency or equipped with occupant sensor.

- 29. Lighting in all bedrooms, hall, living room, den and other similar rooms to be high efficiency or shall be controlled by occupant sensor or dimmer.
- 30. Exterior lighting mounted on the building to be high efficiency o controlled by photo control/motion sensor combination.
- 31. Implement lighting efficiency requirements on electrical drawings per mandatory features list.

ADDITIONAL CORRECTIONS:

- 32. text
- 33. text
- 34. text